

Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, October 4, 2016 at 5:30 p.m. in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis SD.

Present: Commissioners Hughes, Gerberding, Olson, Treloar, Norstegaard and Monahan.
Staff: Planning Coordinator, City Manager and Code Enforcement Officer
Council Liaison: Ron Waterland

5:30 Call to order by Chairman Judy Hughes

The Commission approved the Minutes from the September 7, 2016 meeting.

1. Final Plat – Peter and Elaine Pi.

Plat of Lot 2, Lot 3 and Lot 4 of Boehrs Subdivision, located outside the City limits, within the three-mile platting jurisdiction. Following review, a motion to approve was made by Treloar, 2nd by Olson. All members voting yes to the motion.

2. Re-Plat – Sturgis Motorcycle Museum

Re-plat to consolidate Lots 26-33 into one Lot named SMM, Block 6 of Fort Meade Addition, City of Sturgis. Zoning is General Commercial. Following discussion of floodway and future plans, a motion was made by Gerberding to recommend approval, 2nd by Monahan. All members voting yes to the motion to approve.

3. Variance – Larry and Connie Plaggemeyer

Request for an 8' variance to allow a carport to be built within 2' of the west/side property line. Located at 1407 Main Street within the General Commercial Zone. Following questions about the type of structure and comments that the property is very well maintained, and that the neighboring property is not in compliance with building codes and enforcement is now underway, Commissioner Norstegaard made a motion to recommend approval, 2nd by Olson. All members voted yes on the motion for approval.

4. Use on Review for In-Home Business – Jeramiah Cano

Request for a Use on Review to operate an in-home firearms sales business at a residence located at 3390 Canyon View Court. Zoning = PUD/Medium Density Residential. The applicant was present and explained his intent to sell mostly to friends and would probably not make more than 20 sales per year. A letter of opposition from Sturgis Gun's was discussed. A motion was made by Norstegaard to approve with a 1-year review. 2nd by Gerberding. Vote = Yes by Norstegaard, Gerberding and Hughes. No = Monahan and Olson. (Treloar abstained) The Commissioners that voted No felt that this type of business

should be in a commercial setting where there would not be a competitive disadvantage and opposition to gun sales in general. The motion to recommend approval with a 1-year review carried.

5. Zoning Amendment – Gustafson Development Company, LP

Request for a change in zoning from Low-Density Residential (undeveloped) to PUD to allow for a new Senior Living Complex located at the corner of Moose Drive, Dolan Creek Road and Ferguson Drive. Mr. Anderson who lives on Ferguson was in attendance to learn more about the project. Mr. Ainslie gave an overview of the project and a preliminary site plan was shared. Once a more solid site plan is available it will be shared with the Commission. The entire TIF will also come before the Commission in a few weeks. This project will be managed by the same company that currently manages Aspen Grove Assisted Living. A motion for approval was made by Gerberding, 2nd by Treloar. All members voting yes to the motion for approval.

6. Re-Plat – Regional Health Network

Request for a re-plat to consolidate all parcels into one (Lot 2R). Following review, a motion to approve was made by Olson, 2nd by Treloar with all members voting yes on the motion. (Gerberding abstained).

7. Annual Review of Use on Review for Lynette Mart – In-home quilting business located at 1409 Pine View Drive. No violations have been reported. All required tax information and insurance (as required when City Council approved) is on file. This was a review only and no action was requested.

No other matters came before the Planning & Zoning. Meeting adjourned at 6:45 pm.

Minutes are not considered official until approved by the Planning Commission.

